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Design & Access Statement

Land at 68 Siltside, Gosberton Risegate, Spalding. PE11 4ET

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The following statement is to accompany an outline planning application for a proposed residential development (up to 3 dwellings)

Applicant : PAG Developments

November 2026

Ref: D&A.128-05revA

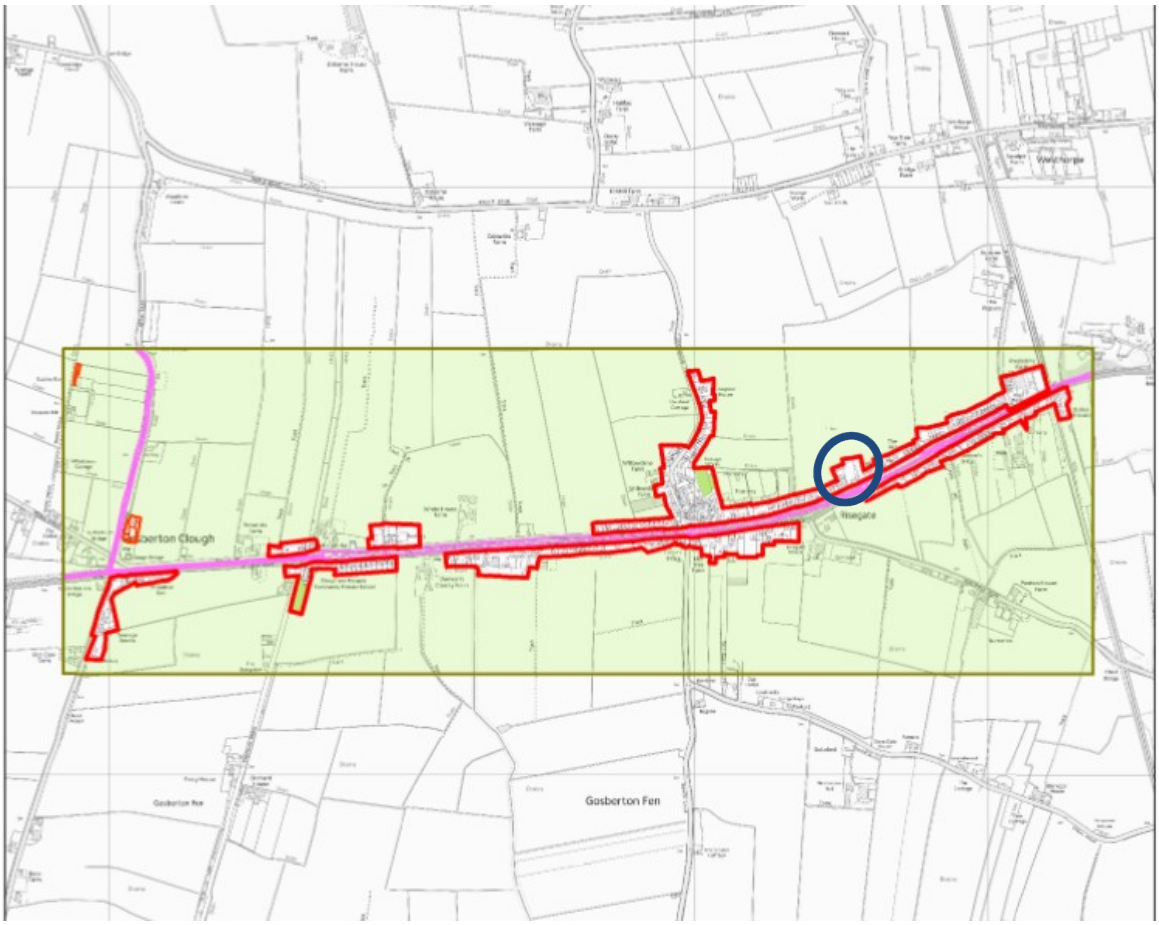
Design

The Process

Assessment

Physical Context;

The site is located on the northern side of Siltside within the village of Gosberton Risegate. It lies centrally within the village fabric and falls entirely within the Defined Settlement Boundary of Gosberton Risegate & Clough on Inset Map No. 42 of the South East Lincolnshire Local Plan (2019).



The application site area measures approximately 0.19 Ha (1,900 sq. m). Please refer to drawing number 128-05-LBP01revA for the exact position and extent of the site.

The character of the immediate local area is predominantly residential, interspersed with traditional rural and community buildings, including existing dwellings along Siltside (Nos. 66, 68, and 70) and The Black Horse Public House immediately to the east.

The site has well-defined boundaries. To the north lies open paddock land beyond the settlement edge; to the east lies the curtilage of The Black Horse Public House and The Marjorum Hall; to the west lies the rear residential garden and outbuildings of No. 70 Siltside; and to the south lies No. 68 Siltside and the adjacent parcel containing an existing agricultural building.
The application site comprises land to the rear of No. 68 Siltside together with a newly configured access strip running along the western boundary of No. 68 (between No. 68 and No. 70 Siltside) directly out onto Siltside.

Planning History & Revised Access Strategy:

The rear portion of the site already benefits from an extant outline planning permission for the erection of three detached dwellings under reference H08-0665-24. Under that extant approval, access was taken through an adjacent front parcel containing an existing agricultural building to the east of No. 68 (where Plot 1 of the approved scheme was positioned on the street frontage).
This had the vehicular access passing within 500mm of No 68's front door, and main access into house. The new proposal maintains a safe access to No 68.

The red line boundary has now been revised to relocate the vehicular access to the western side of No. 68 Siltside. This allows the backland parcel to be brought forward independently with an improved, dedicated access arrangement directly off Siltside, while freeing the adjacent front plot containing the agricultural building to be developed separately under a future planning application.

There is good vehicular access to the site directly off Siltside with strong visibility in both directions along the village frontage. Pedestrian connectivity is available directly via Siltside into the heart of the village.

Social & economic context;

The proposed development will contribute positively to the local housing supply by delivering three detached family dwellings within a sustainable, established settlement. Good local village facilities are within easy walking distance, and the site sits within the established community of Gosberton Risegate.
The development will bring tangible economic benefits, both in the short term through local construction activity and trades, and in the long term through ongoing property maintenance and increased household expenditure supporting local businesses, public houses, and services within Gosberton Risegate, Gosberton, and nearby Spalding.
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Policy Context;

Policies that affect and shape the development of the site include:

National Planning Policy Framework (August 2026)

Chapter 4: Achieving Sustainable Development (Policies S1–S6)
Chapter 6: Delivering a Sufficient Supply of Homes (Policies HO1–HO13)
Chapter 12: Making Effective Use of Land (Policies L1–L3)
Chapter 14: Achieving Well-Designed Places (Policies DP1–DP4)
Chapter 15: Promoting Sustainable Transport (Policies TR1–TR8)
Chapter 18: Managing Flood Risk and Coastal Change (Policies F1–F9)
Chapter 19: Conserving and Enhancing the Natural Environment (Policies N1–N6)

South East Lincolnshire Local Plan (2019)

Policy 01: Spatial Strategy
Policy 02: Development Management
Policy 03: Design of New Development
Policy 04: Approach to Flood Risk

Policy 10: Meeting Assessed Housing Requirements
Policy 11: Distribution of New Housing
Policy 17: Providing a Mix of Housing
Policy 28: The Natural Environment
Policy 30: Pollution
Policy 36: Vehicle and Cycle Parking
Appendix 6: Parking Standards

Involvement

Due to the modest scale of the proposed development and the fact that the site already has planning for development, formal pre-submission consultation with local community groups was not considered necessary.

However, the scheme directly builds upon the established planning history of the site and wider village precedents, specifically incorporating feedback and technical guidance from South Holland District Council (SHDC) Planning Officers and Lincolnshire County Council (LCC) Highways under extant approval H08-0665-24, alongside recent village approvals at Riseholme Farm (H08-0965-22 and H08-0282-24 / H08-1110-25). In direct response to LCC Highways' earlier comments on H08-0665-24, the new access road has been designed to a minimum width of 4.1 metres to allow the safe two-way passage of vehicles.
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All neighbouring properties have been consulted and considered during the design.
The development has been accepted to be favourable and to have minimal impact to these properties.

Evaluation & Design

Taking into consideration the site assessment, extant planning permission, and national and local policy requirements, the design parameters for the revised scheme have been clearly established.

Principle of Development & National Support for Backland/Infill Sites

The site lies entirely within the Defined Settlement Boundary of Gosberton Risegate & Clough, which is designated as an 'Other Service Centre' under Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019). Policy 1 supports residential development within defined settlement boundaries where it constitutes infill development or committed sites, supporting the village's role and sustaining existing local facilities. Furthermore, the principle of three dwellings on this rear parcel has already been firmly established by the Local Planning Authority under extant permission H08-0665-24.

Crucially, the updated National Planning Policy Framework (August 2026) introduces a strengthened, rules-based presumption in favour of development inside settlement boundaries under Policy S4, establishing a clear default in favour of sustainable residential proposals within defined settlements unless adverse impacts substantially outweigh the benefits.

In addition, Chapter 12 (Making Effective Use of Land) – Policy L2 explicitly directs decision-makers to give substantial weight to proposals that make effective use of land through sensitive intensification, including additional residential units within existing plots and residential curtilages (backland and garden development). Policy L2 specifically recognises that backland development set behind existing street frontages is not held to rigid street-frontage alignment tests where it is screened from the primary street scene and respects local character and neighbour amenity. The proposed development directly aligns with this national policy preference for optimising underutilised land within existing village boundaries rather than encroaching into open countryside.

Contribution to Housing Land Supply

Furthermore, significant weight must be attached to the Council's current housing land supply position. South Holland District Council's most recent 5-year Housing Land Supply Assessment (as at 31 March 2026) concludes that the Council cannot demonstrate a five-year supply of deliverable housing sites. Against a five-year requirement of 3,014 dwellings, the Council identifies a deliverable supply of 2,754 dwellings—equivalent to 4.6 years' supply and a shortfall of 260 dwellings.

In accordance with Chapter 6 (Delivering a Sufficient Supply of Homes) of the NPPF (August 2026) and Policy 10 of the South East Lincolnshire Local Plan (2019), substantial weight should be afforded to windfall and small-scale infill schemes that can be delivered quickly within sustainable settlements. By establishing an independent, deliverable access arrangement for the rear parcel while simultaneously freeing the front plot for separate residential development, this application directly accelerates housing delivery and makes a meaningful, immediate contribution toward reducing the District's 260-dwelling shortfall.

Consistency with Local Precedents

This approach is wholly consistent with the Case Officer's assessments for both H08-0665-24 and comparable backland schemes in Gosberton Risegate (such as H08-0965-22 at Riseholme Farm), where Officers confirmed that:

- Backland development within the defined settlement boundary of Gosberton Risegate represents acceptable infill development under Policy 1.
- Setting dwellings back behind the road frontage mitigates visual impact on the street scene while relating well to the surrounding grain of development.
- Generous separation distances, single-storey or carefully orientated plots, and boundary screening prevent unacceptable overlooking, overshadowing, or loss of privacy to existing frontage properties.

Use & Amount

The site comprises underutilised land to the rear of No. 68 Siltside alongside an existing access corridor. The application seeks Outline Planning Permission with all matters reserved to establish the principle of residential development for three detached dwellings.

The submitted indicative layout (128-05-LBP01revA) demonstrates that the 0.19 Ha site comfortably accommodates three spacious detached dwellings (shown indicatively as 2-storey, 4-bedroom barn-style dwellings), maintaining the exact same number of units and rear building footprints as already approved under H08-0665-24.

Scale

The surrounding village exhibits a varied architectural character comprising both single-storey bungalows and two-storey detached houses of varying ages and styles. The indicative dwellings are shown as two-storey, four-bedroom barn-style properties reflecting the rural vernacular and neighbouring agricultural buildings.

The footprint, massing, and height of the proposed dwellings match those accepted under extant permission H08-0665-24 (as illustrated by the dashed approved footprints overlaid on drawing 128-05-LBP01revA). Given the generous plot sizes and central positioning within the site, the scale of development will not appear overbearing and will sit comfortably within its setting without harming the character or appearance of the locality, complying with Policies 2 and 3 of the SELLP and Policy DP1 of the NPPF.



As shown above the massing of the proposed building footprints are in keeping with neighbouring properties, demonstrating that the site can comfortably accommodate these size buildings. The positioning is such that the new dwelling would not be considered overbearing or out of context.

Indicative Layout



The indicative block plan (128-05-LBP01revA) illustrates how the three detached dwellings can be arranged around a central private courtyard and turning area:

- Retention of Approved Layout: The two northernmost plots and the southern rear plot retain the established arrangement and generous garden depths accepted by Officers under H08-0665-24.

- Protection of Residential Amenity: Substantial separation distances are maintained between the proposed dwellings and existing neighbouring properties (Nos. 66, 68, and 70 Siltside, and The Black Horse PH). The new access driveway runs alongside the western boundary of No. 68, separated by boundary treatments and buffer planting to safeguard the residential amenity of both No. 68 and No. 70. At Reserved Matters stage, window orientations and boundary treatments will be detailed to ensure zero unacceptable overlooking or overshadowing, in full accordance with Policies 2 and 3 of the SELLP and Policy L2 of the NPPF.

- Landscaping & Screening: Existing mature boundary vegetation is retained where possible and supplemented with native hedgerow and tree planting along the access corridor and internal boundaries to soften the development and enhance visual amenity.

Access

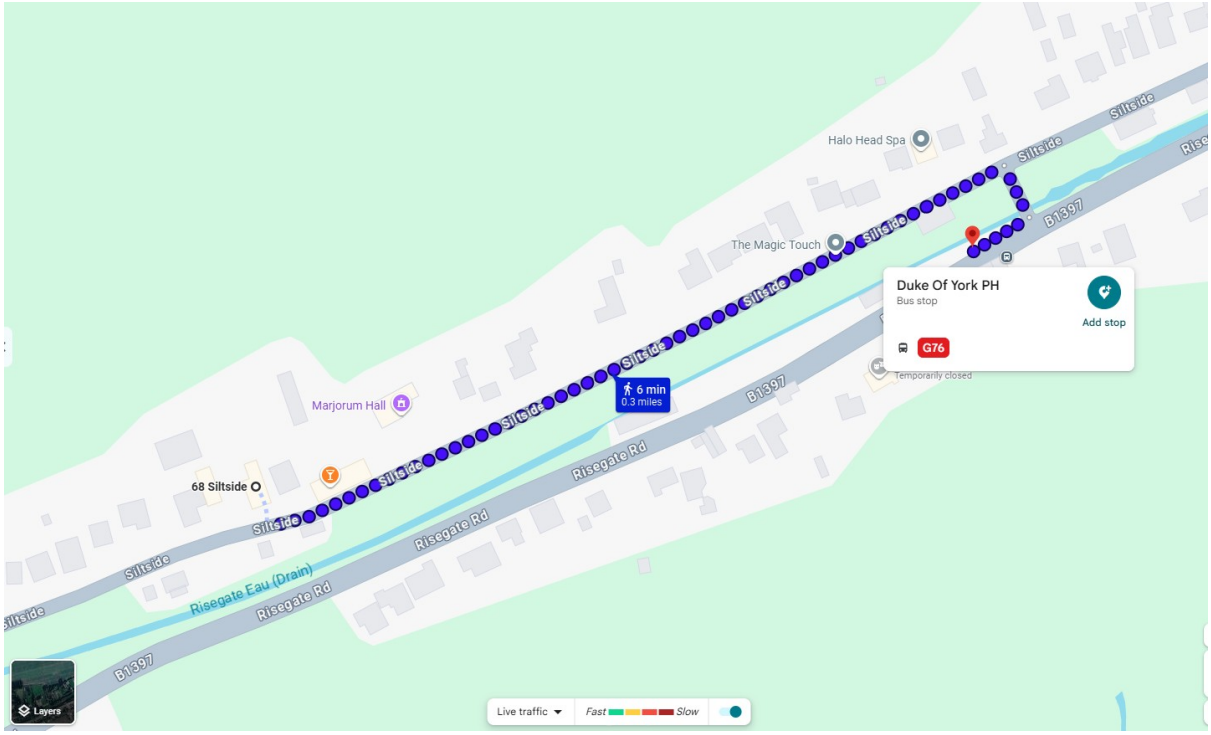
Vehicular and pedestrian access is taken via a newly formed private driveway directly off Siltside, located immediately to the west of No. 68 Siltside.

- Highway Safety & Geometry: In accordance with Lincolnshire County Council Highways' design guidance and their specific feedback on H08-0665-24, the new access road is 4.1 metres wide, allowing two cars to pass safely without conflict. The access splays onto Siltside provide clear visibility in both directions along the carriageway.

- Turning & Emergency Vehicles: The internal courtyard incorporates a dedicated turning head sized to accommodate domestic vehicles, delivery vans, and emergency vehicles, ensuring all vehicles can enter and leave the site onto Siltside in a forward gear.

- Refuse Collection: In accordance with SHDC Private Drives Waste Collection guidance (as detailed in the Officer Report for H08-0965-22), a dedicated refuse collection point can be accommodated adjacent to the Siltside frontage within the site boundary, ensuring bins are presented safely without obstructing the highway or access drive.

- Accessibility: All approaches, driveways, pathways, and dwelling entrances will be designed in accordance with Approved Document M (Volume 1) of the Building Regulations to ensure inclusive access.



The nearest bus stop is situated 0.3 miles, a 6 minute walk from the site, adjacent the old Duke of York pub location, providing access to the UK's rail & bus networks.

The proposal therefore satisfies Policies 2 and 3 of the SELLP and Chapter 15 (Policy TR2) of the NPPF, ensuring no unacceptable impact on highway safety or severe cumulative impact on the local road network.

Parking Standards

In accordance with Policy 36 and Appendix 6 (Parking Standards) of the South East Lincolnshire Local Plan (2019), dwellings with four or more bedrooms require a minimum of 3 off-street car parking spaces plus 1 cycle space per dwelling.

As demonstrated on the indicative block plan (128-05-LBP01revA), each of the three dwellings is provided with a double garage and generous private driveway hardstanding capable of accommodating at least 3 to 4 vehicles per plot alongside dedicated cycle storage, comfortably exceeding the Local Plan minimum standards.

Other Information

Biodiversity Net Gain

Under the statutory Biodiversity Net Gain amendments introduced on 6 August 2026 (amending Schedule 7A of the Town and Country Planning Act 1990), a blanket exemption from mandatory 10% Biodiversity Net Gain applies to all planning applications where the site area within the red line boundary is 0.2 hectares (2,000 sq. m) or below, provided the development does not negatively impact any onsite priority habitat.

As confirmed on drawing 128-05-LBP01revA, the total site area within the red line boundary measures 0.19 Ha (below the 0.2 Ha threshold), and the site does not contain or negatively impact any priority habitat. Accordingly, the proposed development is exempt from mandatory Biodiversity Net Gain.

Notwithstanding this statutory exemption, and in accordance with Policy 28 of the SELLP and Chapter 19 of the NPPF, the indicative layout demonstrates that the scheme will still deliver meaningful ecological enhancements on site—including native species-rich hedgerow planting along the new access corridor and internal boundaries, alongside bird/bat boxes to be secured via condition or at Reserved Matters stage.

Flood Risk

Please refer to the site-specific Flood Risk Assessment prepared by Stuart Hemmings accompanying this planning application.

The assessment demonstrates that the proposed residential development can be made safe for its lifetime without increasing flood risk elsewhere, incorporating appropriate finished floor levels, flood-resilient construction measures, and sustainable surface water drainage arrangements (such as permeable paving and soakaways designed to BRE Digest 365) in full accordance with Policy 4 of the South East Lincolnshire Local Plan (2019) and Chapter 18 of the National Planning Policy Framework (August 2026).

Reserved Matters

This application is submitted in Outline with all matters reserved for subsequent approval. Detailed matters relating to layout, scale, appearance, access, and landscaping will be submitted as part of a formal Reserved Matters application following the grant of outline permission.

Planning Summary

The proposal seeks Outline Planning Permission to establish the principle of residential development for three detached dwellings on land at 68 Siltside, Gosberton Risegate, located entirely within the Defined Settlement Boundary of Inset Map No. 42 of the South East Lincolnshire Local Plan (2019).

The principle of residential development for three dwellings on this rear parcel is already established via extant planning permission H08-0665-24. The sole purpose of this revised application is to amend the red line boundary to provide a dedicated, 4.1m-wide vehicular access to the western side of No. 68 Siltside, thereby enabling the rear site to come forward independently while allowing the adjacent agricultural building plot to be developed separately in the future.

The South East Lincolnshire Local Plan (2019) (Paragraph 3.3.2 & Policies 1, 2, and 3) supports sustainable infill and backland development within defined settlement boundaries where it respects local character, protects residential amenity, and makes efficient use of land. Furthermore, the National Planning Policy Framework (August 2026) places a clear presumption in favour of development inside settlement boundaries (Policy S4) and attaches substantial weight to the sensitive intensification of existing residential plots and underused land within settlements (Policy L2).

As demonstrated on indicative drawing 128-05-LBP01revA and supported by the accompanying Flood Risk Assessment by Stuart Hemmings and the Case Officer's previous assessments on H08-0665-24 and H08-0965-22:

- Economically, the development will support local construction jobs and generate ongoing household expenditure that sustains village services and businesses in Gosberton Risegate and the wider district.

- Socially, it delivers three high-quality family homes in a sustainable village location without adversely impacting neighbouring amenity, directly assisting in addressing South Holland District Council’s identified 5-year housing land supply shortfall (currently standing at 4.6 years, or a deficit of 260 dwellings as at 31 March 2026) while enabling the separate future delivery of the adjacent frontage plot.

- Environmentally, it makes effective, sustainable use of underutilised land within the settlement envelope, avoids encroachment into the open countryside, and incorporates native landscaping enhancements.

The proposal complies fully with both the South East Lincolnshire Local Plan (2019) and the National Planning Policy Framework (August 2026), and there are no adverse impacts that outweigh the clear benefits of granting outline planning permission.